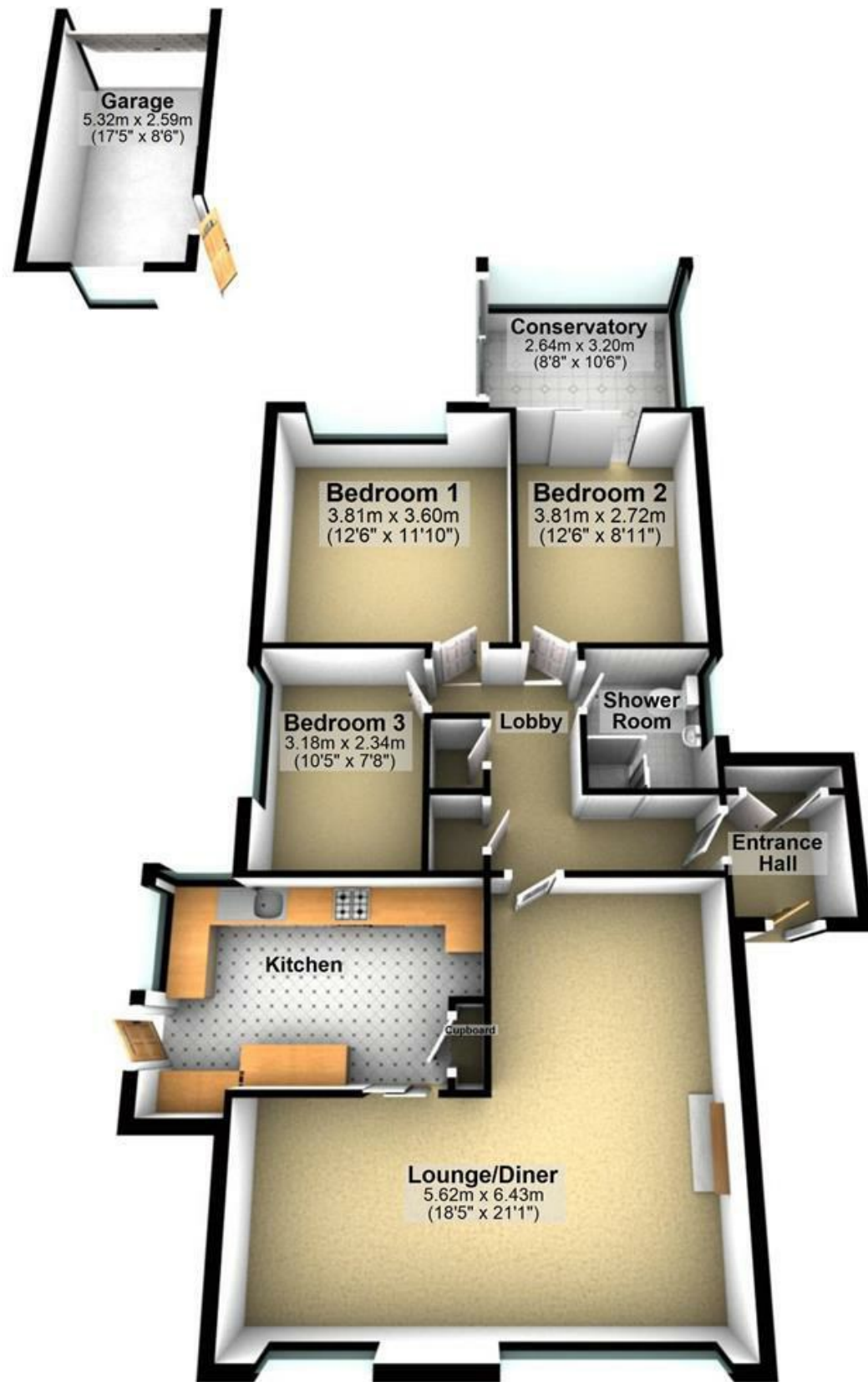


Ground Floor



Disclaimer

Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Yew Tree Walk, Peterborough, PE3 9NT
£295,000

Yew Tree Walk, Peterborough, PE3 9NT

This is a SPACIOUS DETACHED BUNGALOW situated in the SOUGHT AFTER locality of Longthorpe offering convenient access to Peterborough City Centre, the Railway Station, local amenities and all major transport links. Accommodation briefly comprises of: Entrance Hall, LARGE LOUNGE/DINER, Kitchen, THREE BEDROOMS, Conservatory and a Shower Room. The property is situated on a GENEROUS PLOT with OFF-ROAD parking to the back and a SINGLE GARAGE as well as an ESTABLISHED garden to the rear. Please call to arrange your viewing today!

Entrance Hall
5'5" x 5'4" (1.65m x 1.63m)

Double door to Storage cupboard, laminate flooring, coving to textured ceiling, door to:

Lobby
Radiator, fitted carpet, coving to textured ceiling, two door to separate Storage cupboards, door to:

Lounge/Diner
18'5" x 21'1" (5.62m x 6.43m)

Two uPVC double glazed windows to front, fireplace, two double radiators, fitted carpet, coving to textured ceiling, sliding door to:

Kitchen
8'6" x 14'5" (2.59m x 4.39m)

uPVC double glazed obscure door leading to garden, uPVC double glazed window to rear, uPVC double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer with tiled surround, plumbing for washing machine, space for fridge/freezer, four ring electric hob with extractor hood over, vinyl flooring, textured ceiling, pantry.

Shower Room
6'9" x 5'11" (2.05m x 1.80m)

uPVC obscure double glazed window to side. Shower, wash hand basin and close coupled Wc, tiled surround, radiator, vinyl flooring, textured ceiling.

Bedroom 1
12'6" x 11'10" (3.81m x 3.60m)

uPVC double glazed window to rear, radiator, fitted carpet.

Bedroom 2
12'6" x 8'11" (3.81m x 2.72m)

uPVC double glazed sliding door to the conservatory, Radiator, fitted carpet, textured ceiling.

Bedroom 3
10'5" x 7'8" (3.18m x 2.34m)

uPVC double glazed window to side, fitted carpet, textured ceiling.

Conservatory
uPVC double glazed sliding door leading into the conservatory, six hardwood double glazed windows , half brick and double glazed construction, fitted carpet, textured ceiling.

Garage
uPVC double glazed obscure door to rear, uPVC obscure double glazed window to front, remote-controlled electric metal up and over door.

Outside
To the front with lawned area and foot path leading to front door. Mature garden with a variety of plants and shrubs. To the rear, enclosed by wooden fence, foot path leading to rear door, side access to rear, rear vehicular access.

EPC:
Energy Efficiency Rating : D
Environmental Impact rating: D

DRAFT DETAILS AWAITING VENDORS APPROVAL

